

City of Everett

Accessory Dwelling Units

Planning Commission Meeting

March 1, 2022

What is an accessory dwelling unit

Definition EMC 19.04

- A dwelling located on the same lot as a single-family housing unit, duplex, or townhome
- Can be attached to the principal residence
- Can be detached
- In single-family zones (R-S, R-1, R-2), one of the units must be owner-occupied

Detached ADU



Policy Guidance

EVERETT COMPREHENSIVE PLAN



HOUSING ELEMENT

27

Objective HO-4.1 The City shall promote a wide variety of choices for safe and decent housing for all citizens through a variety of housing types within the Everett Planning Area.

Policy HO-4.1.2 Promote housing alternatives to the large lot single family detached dwelling and large footprint apartment complexes.

Policy HO-4.2.1 Protect existing single family neighborhoods from substantial changes such as rezoning to multiple family zones, but consider measures to increase housing capacity through strategies that accommodate well designed infill housing that protect the character of the neighborhoods.



Policy Guidance

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Action Plans

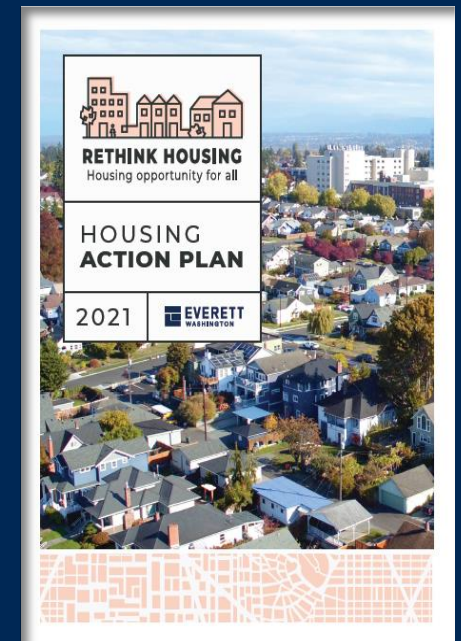
- Rethink Housing Action Plan
- PSRC Regional Housing Strategy
- Snohomish County HART
- Reasonable Measures

Rethink Housing Action Plan

1.1: Promote Accessory Dwelling Unit development through changes to regulations and processes.

- Remove owner occupancy requirement
- Provide free model base plans to streamline permit process
- Waive lot coverage restrictions
- Support additional fee waivers for new ADUs

Study obstacles to ADU development to better understand administrative, technical, and regulatory constraints



History

Changes prior to Rethink Zoning

- Ordinance 3534-17 March 8, 2017
- Allowed detached accessory dwelling units
- Unit size limited to 800 square feet or 75% of principal residence

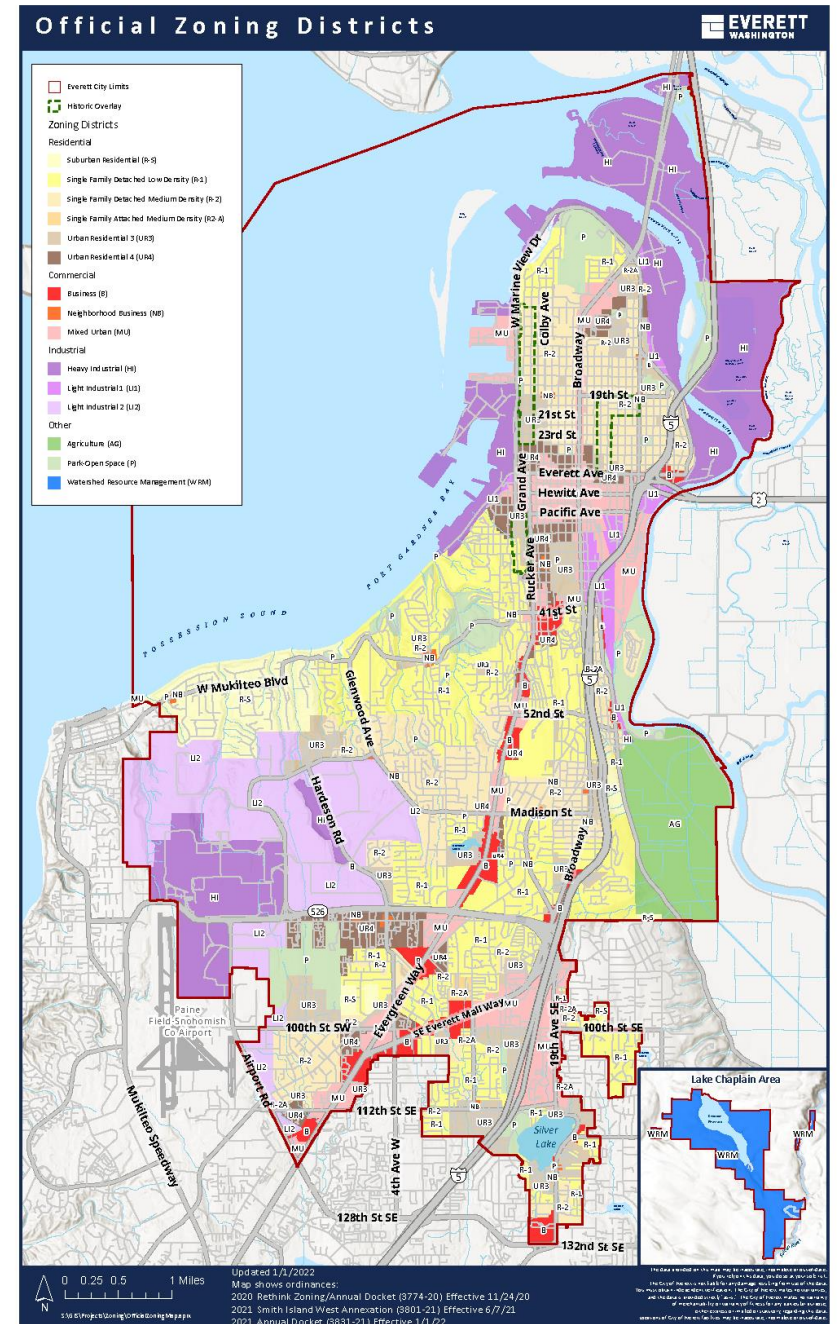
Rethink Zoning Ordinance

- Ordinance 3774-20 November 24, 2020
- Broader definitions
- Increased unit size limit
- Allowed in multifamily and commercial zones



ADU's in Residential Zones

- Suburban Residential (RS)
- Single-Family Detached Low Density (R-1)
- Single-Family Detached Medium Density (R-2)
- Single-Family Attached Medium Density (R-2(A))
- Urban Residential 3 (UR3)
- Urban Residential 4 (UR4)



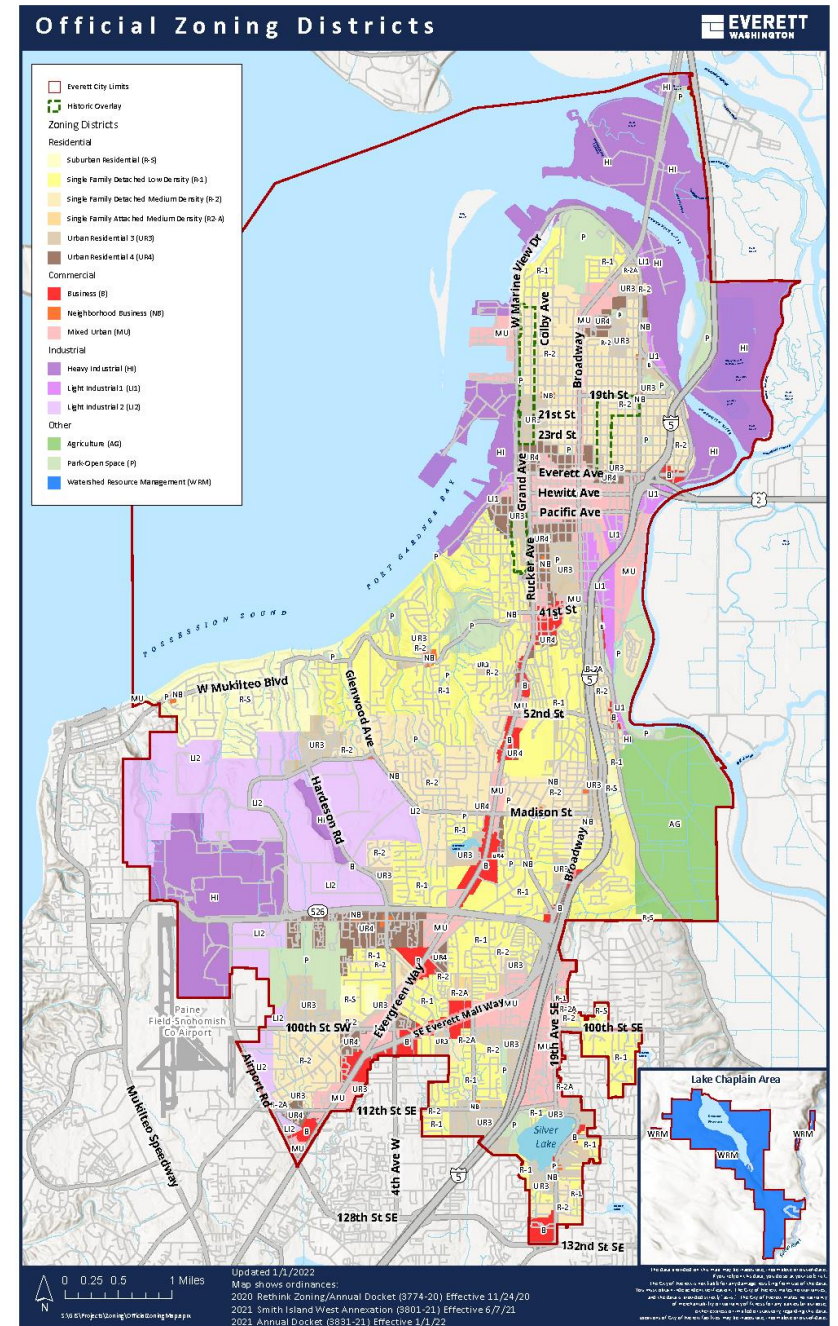
ADU's in Commercial Zones

Allowed in:

- Neighborhood Business (NB)
- Business (B)
- Light Industrial 1 (LI1)
- Light Industrial 2 (LI2)
- Agricultural (AG)

Prohibited in:

- Mixed Urban
- Heavy Industrial



Accessory Dwelling Units – Setbacks

Single Family Zones

ZONES	SETBACKS				
	Front	Rear		Side	Street Side
		Alley	No Alley		
Suburban Residential (RS)	20'	0'	20'*	5'	10'
Single-Family Detached Low Density (R-1)					
Single-Family Detached Medium Density (R-2)					
Single-Family Attached medium Density (R-2(A))					

*20 feet or 5 feet if the height of the unit is less than or equal to 18 feet.



Accessory Dwelling Units – Setbacks

Multifamily Residential

ZONES	SETBACKS				
	Front	Rear		Side	Street Side
		Alley	No Alley		
Urban Residential 3 w/Historic Overlay (UR3 HO)	20'	0'	20'*	5'	10'
Urban Residential 3 (UR3)	20'	20'	20'	5' Except Metro	10'
Urban Residential 4 (UR4)	10'	0'	10'***	5'	10'

*20 feet or 5 feet if the height of the unit is less than or equal to 18 feet.

**20 feet if abuts RS, R1, R2 zones.



Accessory Dwelling Units - Height

Single-Family Zones

Alley lots

6:12 pitch roof or greater

Less than 6:12 pitch roof

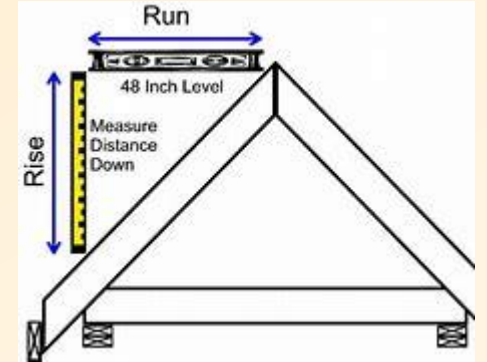
Non-alley lots

All roof types

2 floors up to **24 feet**

1½ floors up to **18 feet**

1 ½ floors up to **18 feet**



ADU Size and Lot Coverage

Size

- 1 principal unit on the lot:
Lesser of **1,000 square feet**, **15% of lot area**, and principal building footprint (R-S, R-1, R-2, R2(A), UR3 HO)
- 2-3 principal units on the lot:
Lesser of **1,000 square feet**, **7.5% of lot area**, and **37.5% of the principal building footprint**, minimum 440 square feet) (R-S, R-1, R-2, R2(A), UR3 HO)
- **No size limit** in UR3, UR4, NB, B, LI1, LI2, or AG

Zone	Lot Coverage
R-S and R-1	35%
R-2 and R-2(A)	40%
UR3 (Historic Overlay)	40%
LI2	50%



17 Approved ADUs since December 2020

Type

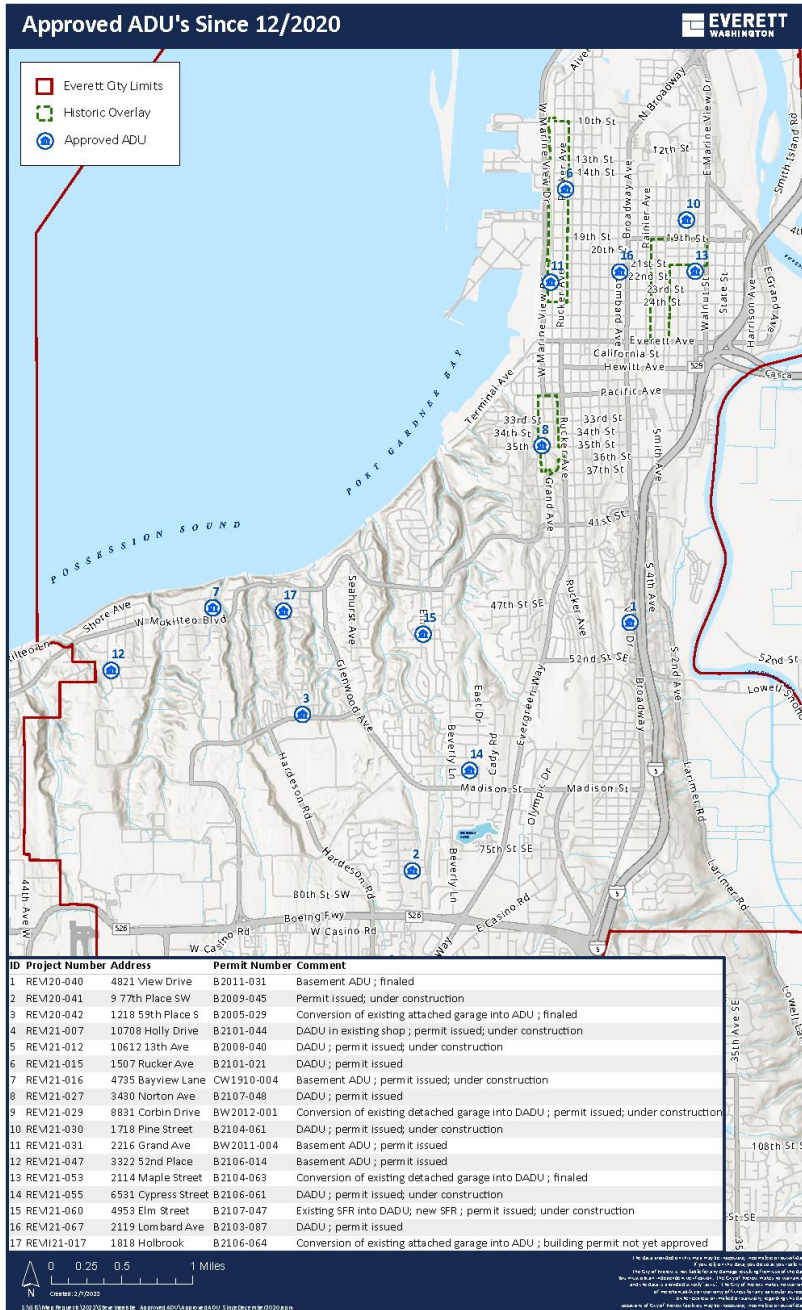
11 Detached
6 Attached

Zones

5 R-1
9 R-2
2 R-S
1 UR3

Size

Floor area: 570-1,000 sq. ft. (avg. 750)
Lot: 6,000-28,500 sq. ft. (avg. 11,200)

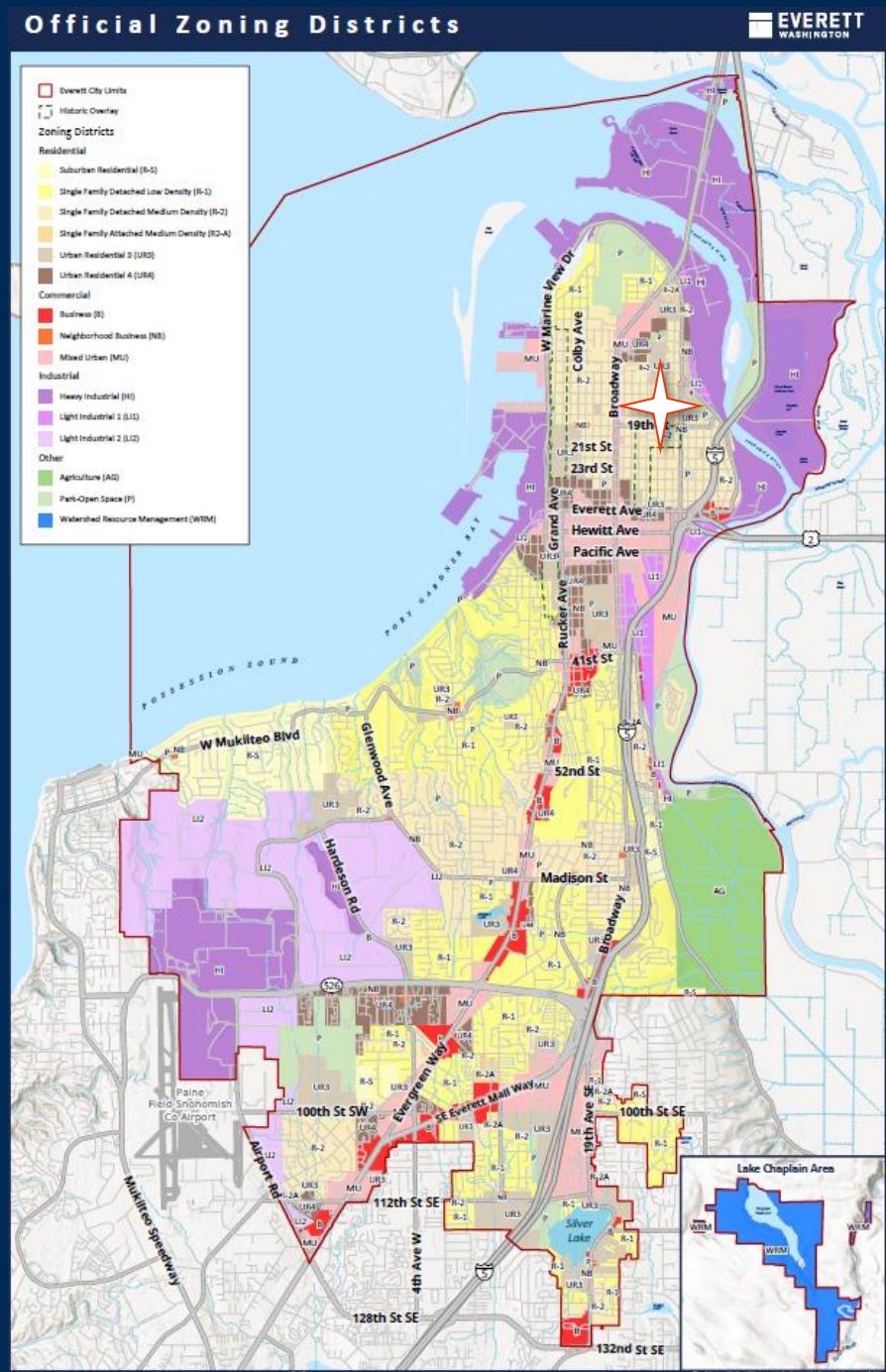


#10

1718 Pine St.



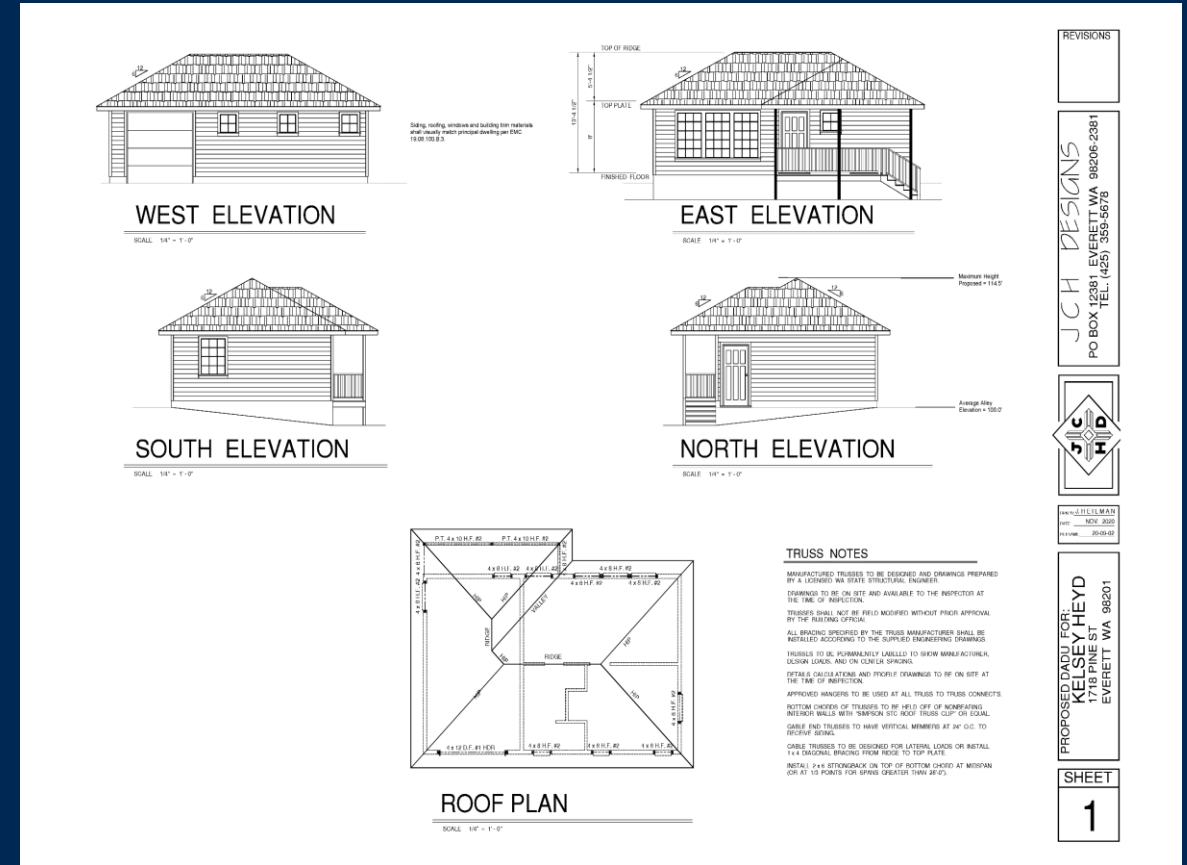
Zone	R-2
Lot Size	6,000 sq. ft.
Alley?	Yes



#10

1718 Pine Street

- Under construction
- R-2 Zone
- 400 SF Detached ADU
- 240 SF Garage
- Approximately 6,000 SF Lot
- Roofline mirrors principal house



#10

1718 Pine Street



Principal House

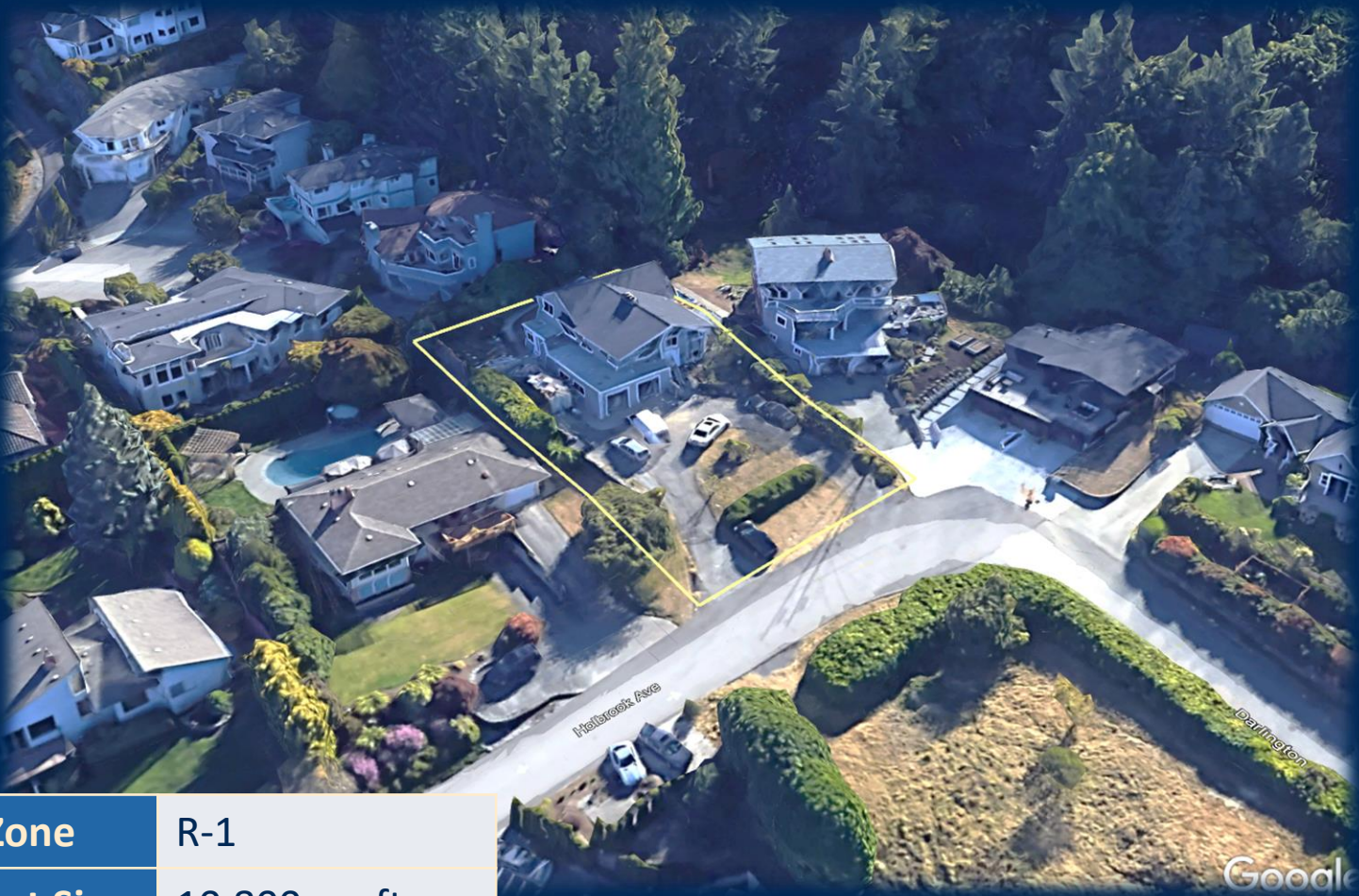


Detached Accessory Dwelling Unit



#17

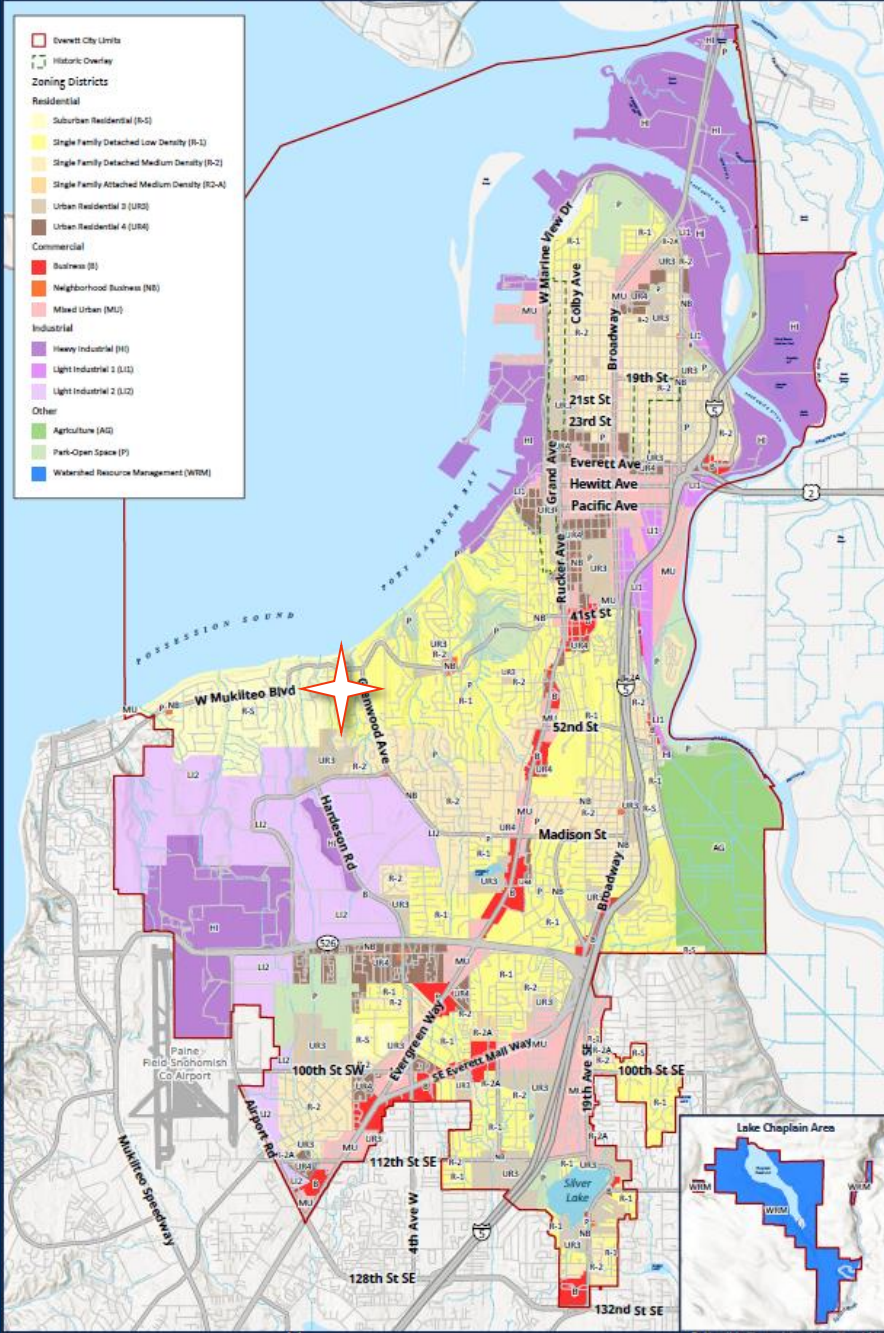
1818 Holbrook Ave.



Zone	R-1
Lot Size	10,800 sq. ft.
Alley?	No

Official Zoning Districts

EVERETT
WASHINGTON

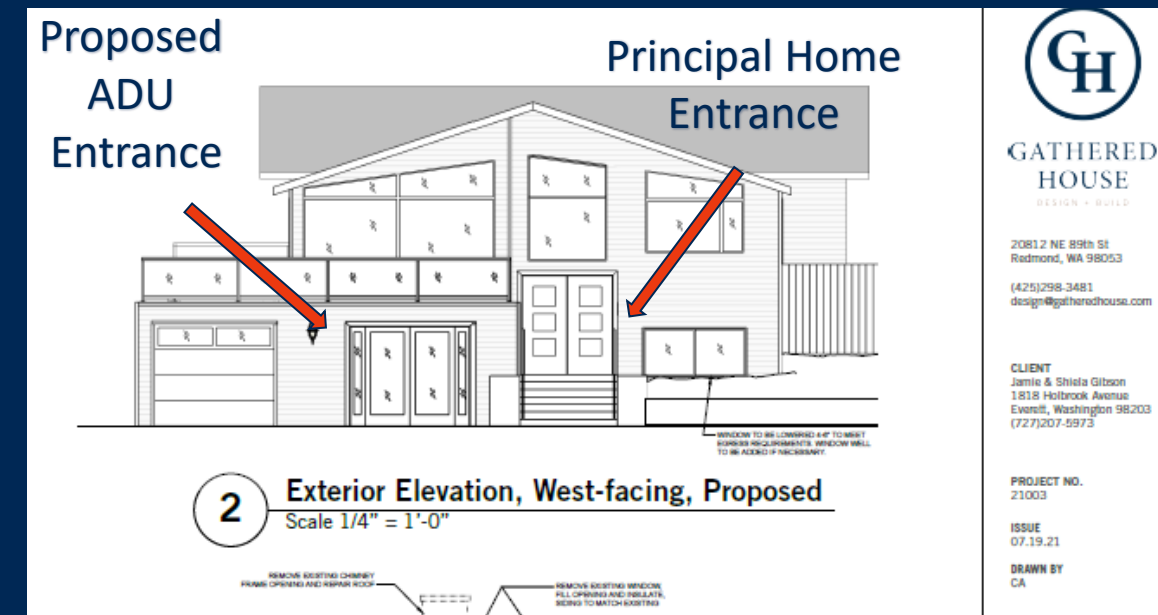
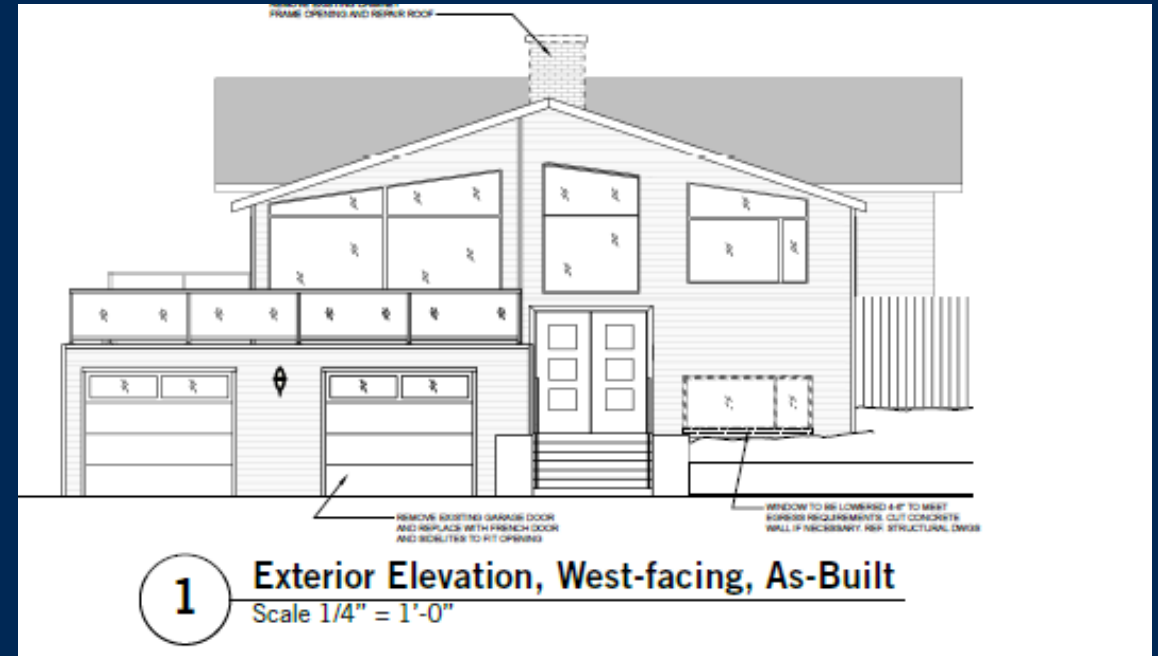


#17

1818 Holbrook Ave.



- Conversion of existing first floor and attached garage into ADU
- 850 square feet
- Requires modification to 1 entrance on any street side. EMC 19.08.100(B)(1)(a)



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PROJECT NO.
21003

ISSUE
07.19.21

DRAWN BY
CA

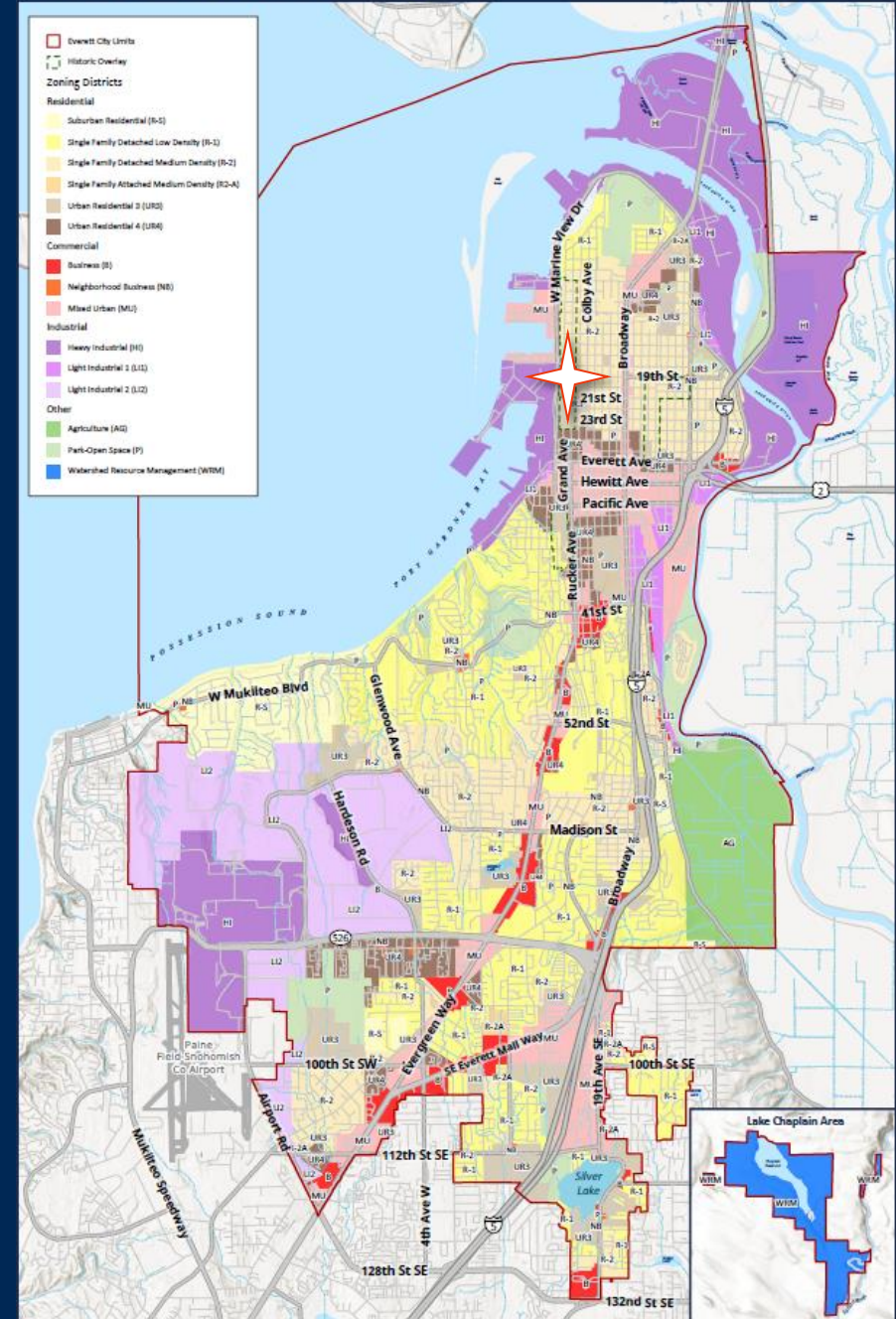
#6

1507 Rucker Ave.



Zone	R-2 (Historic)
Lot Size	6,000 sq. ft.
Alley?	Yes

Official Zoning Districts

EVERETT
WASHINGTON

#6

1507 Rucker Ave (historic)

- R-2 Zone
- Historic Overlay
- 6,000 square foot lot
- The proposed slanted roof line has a pitch of 3:12, but oriented toward the alley and will not be visible from the street. The Historical Commission should consider accepting this design for an ADU off an alley.
- The type, style and color of the siding, trim, roofing and windows will generally match the existing primary house.

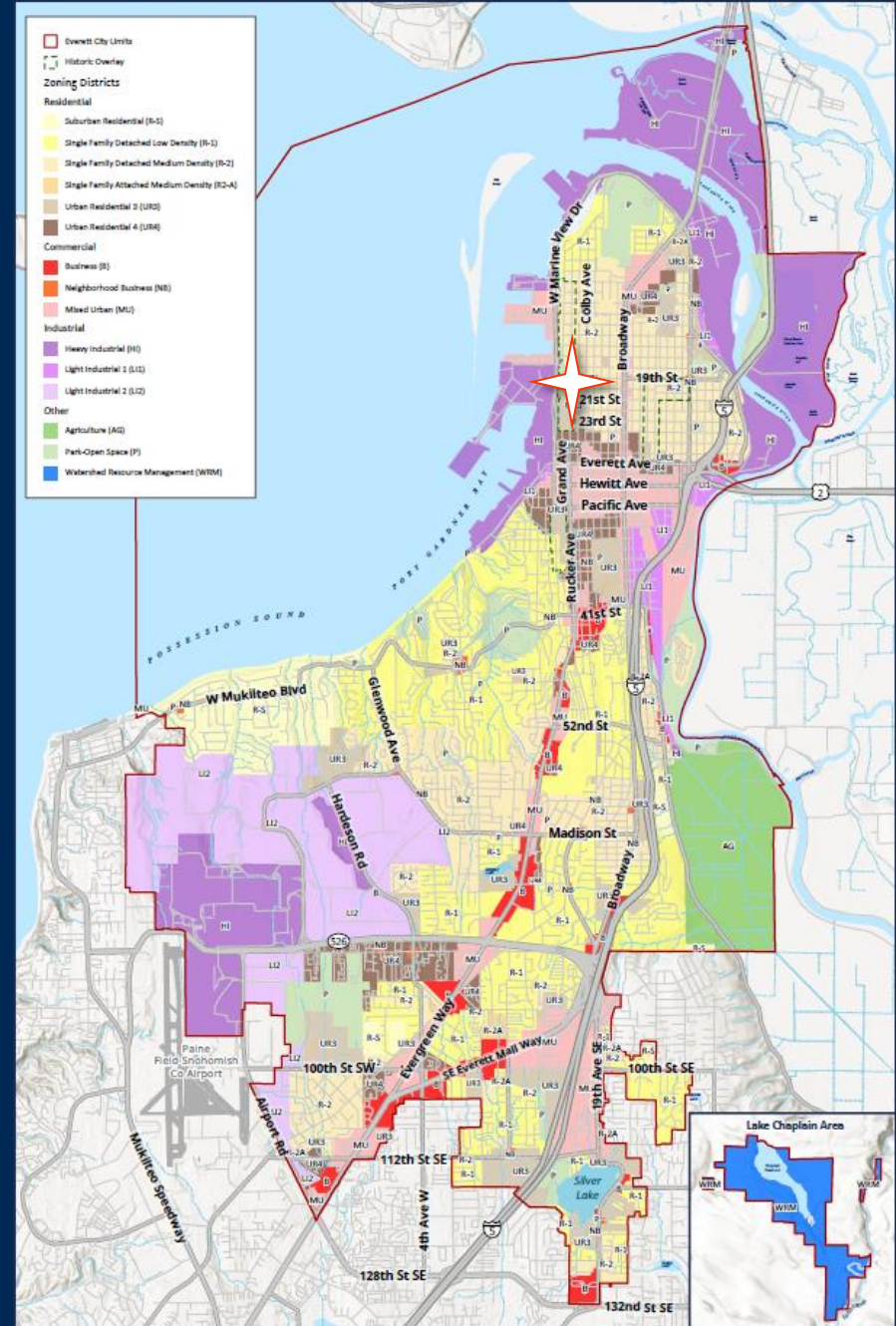


1906 Hoyt (duplex)

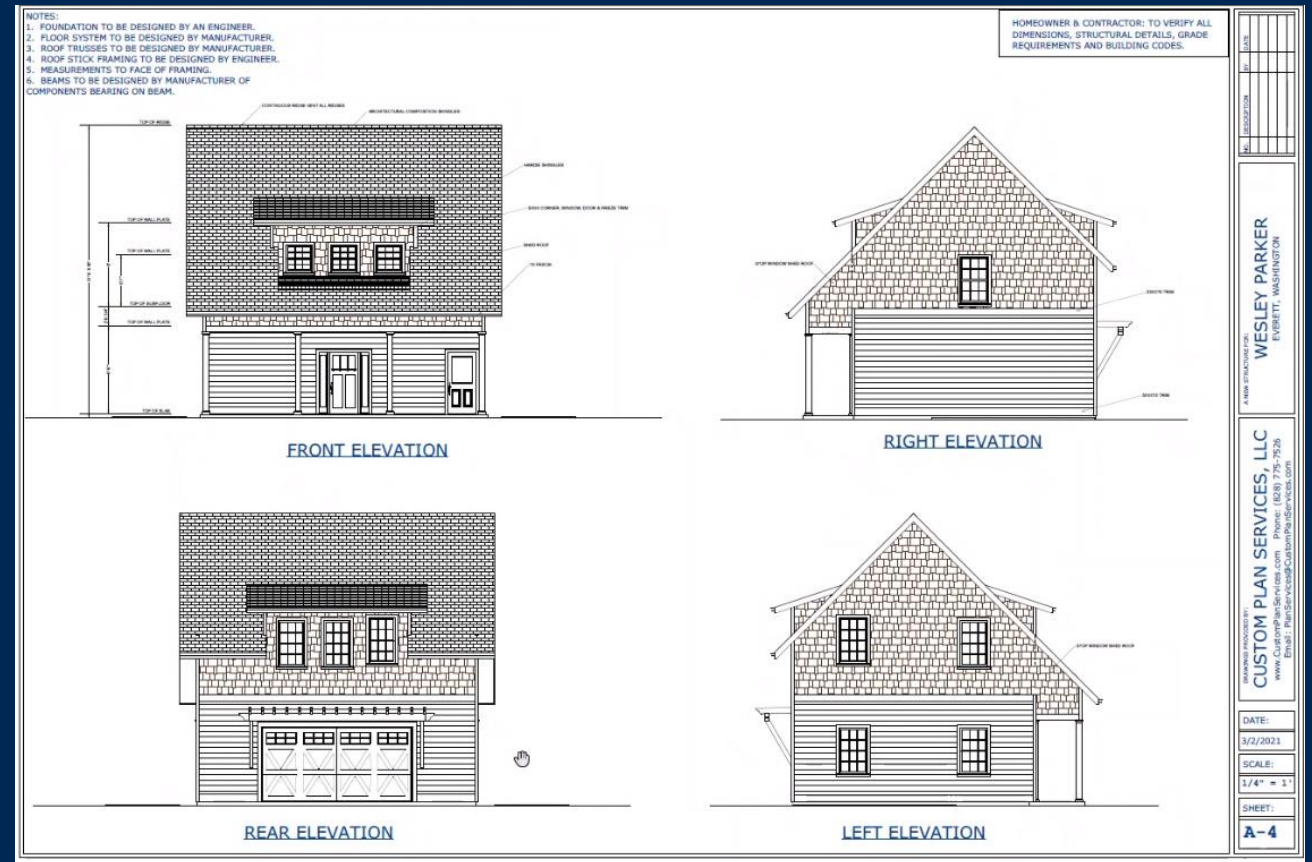


Zone	UR-3
Lot Size	5,200 sq. ft.
Alley?	Yes

Official Zoning Districts



1906 Hoyt



- Denied
- Visual match to the main unit
- 20' rear setback

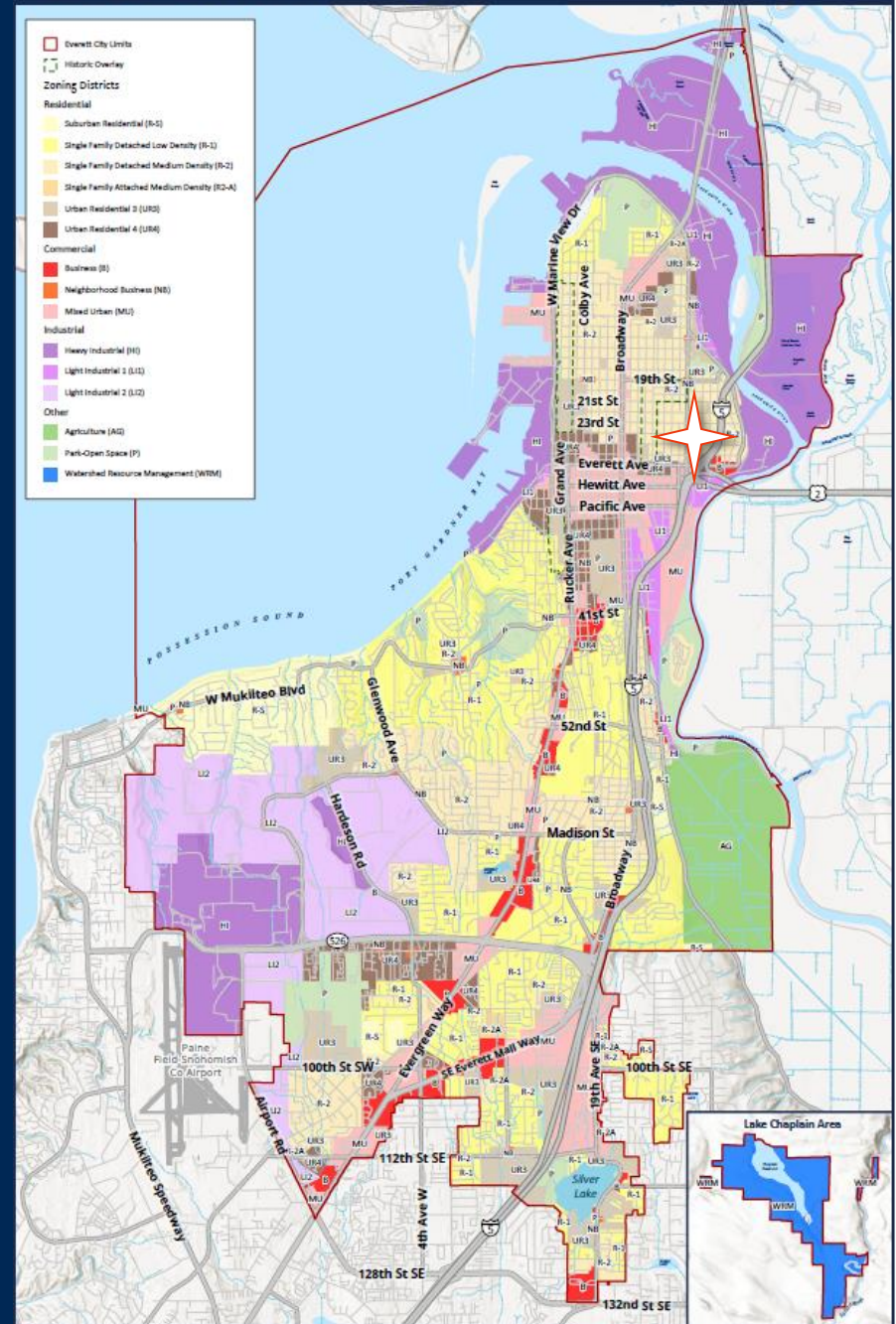


2402 Chestnut Ave



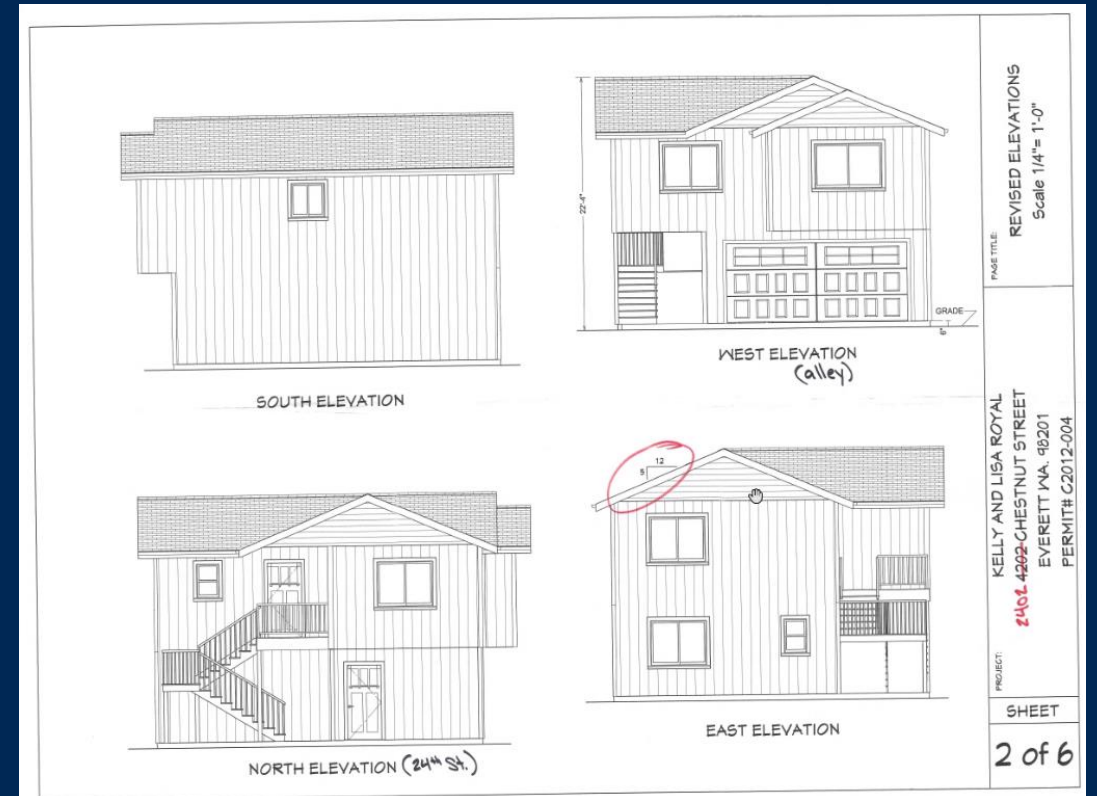
Zone	R-2
Lot Size	6,000 sq. ft.
Alley?	Yes

Official Zoning Districts



2402 Chestnut St

- 5:12 roof pitch
- Require 6:12 roof pitch
- EMC 19.22.020



Potential Code Amendments

- ☐ Owner occupancy requirement
- ☐ Pre-approved plans program
- ☐ Waive lot coverage restrictions
- ☐ Waive certain fees
- ☐ Reduce/eliminate parking requirements
- ☐ Ownership segregation
- ☐ Reduce rear setback on UR3 alley lots
- ☐ Adjust entrance provisions
- ☐ Eliminate/reduce design requirements
- ☐ Modification requests change from REVII to REVI process

